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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2851 Chamomile Dr No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2943-191-44-001 Sq. Ft. of Existing Bldgs 1750 Sq. Ft. Proposed 96 sq ft
 Subdivision White Willows Sq. Ft. of Lot / Parcel 9000 ft² 0.213 Ac
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3200 ft²
 Height of Proposed Structure 8'

OWNER INFORMATION:

Name Daniel G. Macdonell
 Address 2851 Chamomile Dr.
 City / State / Zip Grand Junction, CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): shed 8'x12'

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE R-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 35' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 3' from PL Rear 5' from PL Floodplain Certificate Required: YES _____ NO _____
 Maximum Height of Structure(s) 35' Parking Requirement _____
 Voting District _____ Driveway Location Approval _____ Special Conditions _____
 (Engineer's Initials)

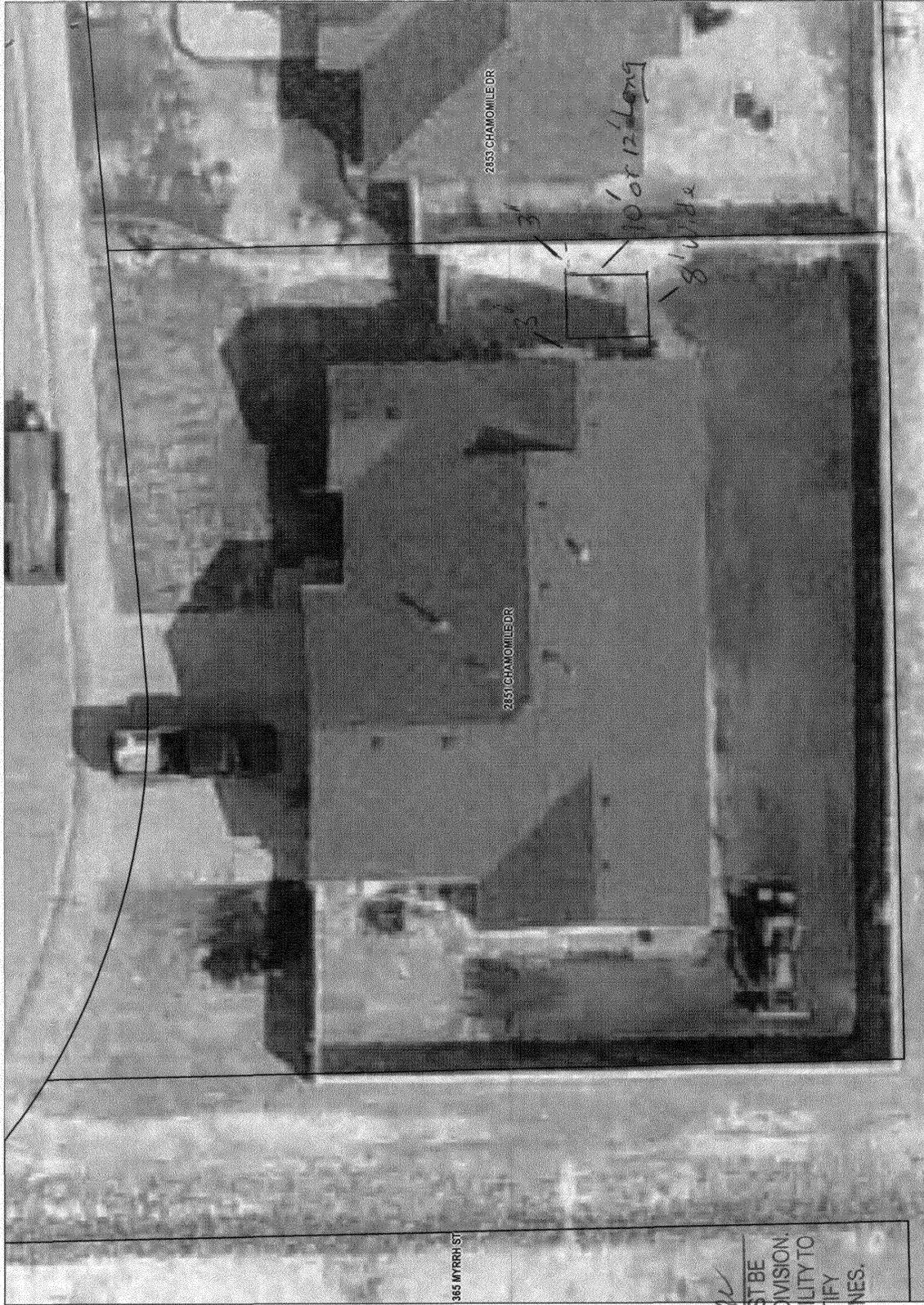
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Daniel Macdonell Date 4/21/09
 Planning Approval Wendy Spake Date 4/21/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No sewer change</u>
Utility Accounting <u>0</u>	Date <u>4/21/09</u>		

City of Grand Junction GIS City Map ©



Parcels

- Address Label
- 2008 Photos
- Highways
- Street Labels
- City Limits
 - Grand Junction
 - Fruita
 - Palisade
 - Mesa County

ACCEPTED Wendy Spier

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Lot size = 9000 ft²
 Current covered area = 3200 ft²
 Shed area = 80 ft²

